

# \$99,000 - 5020 53 Avenue, Grimshaw

MLS® #A2177974

**\$99,000**

1 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.22 Acres

NONE, Grimshaw, Alberta

Great home for a single person, young couple looking to begin the home ownership process or someone looking to put a newer home on the spare lot!! This is two lots with the home which offers a compact layout with one bedroom c/w large closet upstairs and a 4 piece bathroom on the main. Large laundry room on the main floor with extra storage area plus an open living room and dining room area. This is a good option for those looking to keep expenses down and a low mortgage. As well the property has been used as a rental in the past at \$1500 per month all inclusive with utilities and taxes averaging ~\$515 per month in 2023 - this is a good return on investment. With the second lot you have lots of options presented to you - from potentially leaving as is to putting a new home on the lot and changing the original home into a workshop. The sign is up!!! Call today!!1

Built in 1924

## Essential Information

MLS® #	A2177974
Price	\$99,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.22
Year Built	1924



Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	5020 53 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H1W0

### Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

### Interior

Interior Features	Natural Woodwork, Open Floorplan
Appliances	Dryer, Gas Stove, Refrigerator, Washer
Heating	Natural Gas, Space Heater
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Wood

### Additional Information

Date Listed	November 6th, 2024
Days on Market	189
Zoning	Res Imp/vacant commercial

### Listing Details

Listing Office	Century 21 Town and Country Realty
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